



OFFICE OF
**VACANT &
PUBLIC PROPERTY
ADMINISTRATION**

A Division of Develop Louisville

LANDBANK MEETING MINUTES

March 26, 2015

Call to Order:

Chairman William Schreck called the March 26, 2015 meeting to order @ 3:15 p.m.

Present:

- **Board Members:**
Chairman William Schreck, Vice-Chairman Ishmon Burks, and JCPS appointee Franklin Jones were present establishing a quorum.
- **Staff:**
Jeana Dunlap
Dena First
Joshua Watkins
Linette Huelsman
Mary McGuire
- **Jefferson County Attorney's Office:**
Jo Ann Burke, Assistant County Attorney
- **Guests:**
Jeff O'Brien- Develop Louisville: Advanced Planning
Gretchen Milliken- Develop Louisville: Advanced Planning
Janice Buchanan -
Josh Lindley- Alltrade Service Solutions
Eugene Sowell- Develop Louisville
Jessica Wethington- Develop Louisville

The March 26th meeting began with Bill Schreck advising the staff and guest that the board did not have a quorum, but expected to achieve quorum in 15-20 minutes. He also advised that he would move the agenda around to give Ishmon Burks an opportunity to hear some of the agenda items that will be presented later in the meeting.

GENERAL DISCUSSION ITEM

Memorandum of Agreement

Jeana Dunlap began the discussion by stating the Memorandum of Agreement is something new the Vacant & Public Property Administration is exploring in terms of having a better and more efficient partnership with some their community partners. The MOA in draft form today is in regards to the Fuller Center for Housing. Fuller Center for Housing was founded by the same



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person that founded Habitat for Humanity. The Fuller Centers serves a lower income group; many or most of their clients are homeless. They have a program in place that moves their clients from homelessness to home ownership. Fuller Center has made a significant investment in the Shawnee area including acquiring a vacant building and rehabbing it as their headquarters. The Vacant & Public Property Administration was able to help them get access to properties for an event they hold annually called DreamBuild. Jeana continued by stating that the staff wanted to have a more systematic arrangement with the Fuller Center to ensure they get a sufficient number of properties with their help to facilitate. One issue that has come up is REO's (real estate owned) property. In some cases the city is competing with the Fuller Center to acquire properties and that is not what the VPA desires to do. Franklin Jones asked what was causing the competition between Metro and Fuller Center. Jeana Dunlap replied that there is an organization called the National Community Stabilization Trust who works with all the mortgages and bankers to help them dispose of their foreclosures. Their system is designed to have one main point of contact for any given community. Metro is that contact for this community. They offer Metro first right of refusal, but they may also extend offers to other people that register with their program. The Landbank wants to take up on as many streamlined acquisition opportunities, but that will mean that the property is coming directly into the Landbank inventory as opposed to going to an entity like the Fuller Center. That in turn means that the process would take longer and would require for them to do more to acquire the property. Additionally when National Community Stabilization Trust offers a property to Metro, they cannot see who else is being offered the property. There have been some occasions where Metro received a property the Fuller Center wanted. The MOA is a possible resolution that will allow Metro and Fuller Center to meet their mutual objectives in the easiest way possible.

Jeana continued by stating that they wanted to make the Landbank board aware of the MOA, because it will establish a clear expectation of community partners. An overview of what would be detailed in the MOA are the Fuller Center will have the first right of refusal with time limitations, the MOA would require for them to be in good standing with Metro, additionally the staff would take in consideration how many properties the community partner already has in their inventory and the timeframe they are rehabbing them.

Vision Louisville Presentation

Gretchen Milliken and Jeff O'Brien from the Office of Advanced Planning (a division of Develop Louisville) gave a PowerPoint presentation on Vision Louisville. A copy of their presentation can be found here:

https://louisvilleky.gov/sites/default/files/vacant_public_property/vision_louisville_presentation.pdf.



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QUORUM ACHIEVED

During this discussion of the Memorandum of Agreement Ishmon Burks entered the meeting. A quorum had been achieved. Bill Schreck went back to the beginning of the agenda. Mr. Schreck noted that the board had received a copy of the March 26, 2015 minutes and asked if there were any revisions. Hearing no comments or revisions, Bill Schreck requested a motion to approve the March 26, 2015 meeting minutes. The minutes were unanimously approved as submitted.

OLD BUSINESS

Land Swap- Iron Liege

Jeana Dunlap began by reminding the board of the January 22, 2015 Landbank meeting where the Vacant & Public Property Staff informed the board of a possible land trade between the Landbank and a private owner Iron Liege. The Housing and Community Development division of Develop Louisville has a current project in the Richmond Terrace area where they are acquiring blighted properties with the intent to clear the site and complete a new site plan. The Landbank has the opportunity to help facilitate the acquisition of a property needed to continue the progress that is being made there. Currently the Landbank owns 3419 Shanks Lane and would be trading the property for 3419 Shagbark. The Once the Landbank acquired the 3419 Shagbark, they would convey it to Louisville Metro ultimately providing the Community Development division to have contiguous site for development.

Jeremy Dyer, Project Coordinator for the Richmond Terrace project gave additional detail of the work that is going on there. Jeremy stated that the project began with federal grant call the Neighborhood Stabilization Program. It was a program that was designed to help with some of the foreclosures problems. The Housing and Community Development division worked with Housing Partnership Incorporated (HPI) to acquire 12 apartment buildings that were vacant, abandoned and foreclosed on. The 12 apartment buildings were torn down and built 9 new homes, but some of the properties like 3419 Shagbark that are left make it very difficult for those houses to sell. Acquiring the property will give them 6 out of 7 contiguous lots to be able to market to a developer.

Jeana Dunlap then laid out the actions the staff is requesting the board to make. The first document is the Exchange Agreement. The document lays out the expectation of Metro and Iron Liege. Metro would convey 3419 Shanks Lane to Iron Liege for them to renovate the property and bring it up to standards. Iron Liege would then convey 3419 Shagbark to the Landbank Authority. The Landbank Authority will then transfer the property to Metro for the purposes continuing on with their project redevelopment. To approve all of these steps we would need 3 different resolutions.



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Resolution #5, Series 2015 would authorize the chairperson to enter into the exchange agreement. Resolution #6, 2015 would authorize the Landbank to transfer the property in the inventory (3419 Shanks Lane) to Iron Liege. Resolution #7, Series 2015 will authorize the Landbank to the transfer the property they received (3419 Shagbark) to Louisville Metro Government.

Josh Lindley a member of Iron Liege and the co-owners of All Trade Property Management also advised the board that he currently has 3 projects going, one of them 1.7 million dollars named Victoria Gardens Apartments off of Blue Lick Road. They are doing a full rehab of the 400 units there. He stated that his degree is in construction management has extensive experience in the field. Mr. Lindley continued to say that he managed a property off of Broadleaf for 12 years and 2 other properties on Cane Run Road. He is familiar with the neighborhood; one of their regional offices is about two miles away from the location Richmond Terrace area.

Franklin Jones made a motion to approve Resolution 5, Series 2015 Ishmon Burks seconded, and the motion was approved unanimously.

Franklin Jones made a motion to approve Resolution 6, Series 2015 Ishmon Burks seconded, and the motion was approved unanimously.

Bill Schreck asked why it was necessary to convey the property to Louisville Metro. Jeana Dunlap replied that Louisville Metro must be the owner of the property in order to use the federal funds received for the Richmond Terrace project.

Ishmon Burks read Resolution #7, Series 2015 into the record which states:

The Landbank Authority authorizes the transfer of 3419 Shagbark Road to Louisville Metro Government.

Ishmon Burks made a motion to approve Resolution 7, Series 2015 Ishmon Burks seconded, and the motion was approved unanimously

Ishmon Burks made a motion to adjourn the meeting, Franklin Jones seconded the motion. The meeting adjourned at 4:28 pm


Chairman


Staff

4/23/2015
Date